This Instrument Prepared By and Returned To:
Signature Title Services, LLC
117 Two Mile Pk
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20110073223 DEEDWARRSP
Recvd: 11/18/11 14:05 2 pgs
Fees:13.00 Taxes:92.50
20111118-0090553

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Puertas Abiertas, LLC	SAME	05912006000
P.O. Box 160891		
Nashville, TN 37216		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles R Bullington, Trustee of The Bullington Trust,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Puertas Abiertas, LLC**, hereinafter called the Grantee, **their** heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING LOT NO. 87 ON THE PLAN OF SECTION TWO, HIGHLAND TRACE SUBDIVISION, OF RECORD IN BOOK 5200, PAGE 616, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 87 FRONTS 90.00 FEET ON THE NORTHERLY MARGIN OF HIGHLAND TRACE DRIVE AND EXTENDS BACK 148.4 FEET ON THE WESTERLY LINE AND 156.1 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 29.9 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO CHARLES H. BILLINGTON, TRUSTEE OF THE BULLINGTON TRUST BY DEED IN LIEU OF FORECLOSURE FROM DAVID L. NEWSOM DATED 02/11/11 AND RECORDED ON 02/17/11 IN INSTRUMENT NO. 20110217-0013605, SAID REGISTER'S OFFICE FOR SAID COUNTY.

This is improved property known as: **2525 HIGHLAND TRACE, NASHVILLE, TN 37207**

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above noted, that at the time of the delivery of this Deed the premises were free from all encumbrances made by it, and that it will warrant and defense the same against the lawful claims and demands of all persons claiming, by through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The grantee has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 10th day of November, 2011.

Charles R Bullington Trustee of The Bullington Trust

Charles R Bullington Trustee of The Bullington Trust

BY: Sandra J Patton Atty in fact

Sandra J Patton, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra J. Patton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the attorney in fact for Charles R Bullington, Trustee of The Bullington Trust, and that she is authorized by Charles R Bullington, Trustee of The Bullington Trust to execute this instrument on his behalf.

Witness my hand and seal this 10th day of November, 2011.

Jennifer McEwen

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/23/14

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $25,000.00

Affiant

Luis A. del Plazo
Director

Subscribed and sworn to before me this 10th day of October, 2011.

Jennifer McEwen

NOTARY PUBLIC

MY COMMISSION EXPIRES 12/23/14

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY